

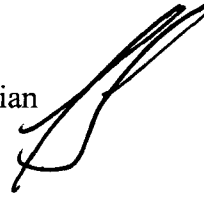
MEMORANDUM
MONROE COUNTY PLANNING DEPARTMENT
We strive to be friendly, professional and fair

To: Planning Commission

From: Tiffany Stankiewicz, Senior Planning Technician

Date: August 28, 2006

RE: NROGO Year 14.2, September Allocation Awards



I MEETING DATE: September 13, 2006

II BACKGROUND:

Monroe County Code, Section 9.5-124.6 NROGO establishes the procedure for allocating the non-residential floor area. The "maximum annual allocation", and the distribution between the first and second allocation dates, will be determined by the Board of County Commissioners upon the recommendations of the Planning Director and the Planning Commission. The commercial floor area that is not made available, or that remains unused, in the current year will be carried forward.

There was 66,944 square feet of non-residential floor area available for allocation at the beginning of Year 14 (July 2005-July 2006). At the Planning Commission meeting of September 8, 2005 the Director of Planning recommended 16,000 square feet of floor area to be made available for the Year 14 NROGO allocations. The 16,000 is awarded in two allocations. The first allocation of 8,000 square feet is awarded in January 2006, and the second allocation of 8,000 square feet is awarded in September 2006. No allocation for one applicant is to be awarded for greater than 2,500 square feet.

II TOTAL AMOUNT OF AVAILABLE FLOOR AREA:

The amount of square footage that is available for allocation in Year 14 is 61,869 Square Feet.

Square Footage Balance (Carried Over)	61,869
Square Footage Balance Remaining from Year 13 Allocation	5,075
Square Footage Year 14 ROGO (?# ROGO x 239 Square Feet)	0
Total Square Footage Available	66,944*
Total Square Footage Available Less Year 14 – (16,000 SF)	50,944

*The amount of floor area that is assigned to the Year 14 NROGO is unable to be accurately determined at this time due to the current status of the residential ROGO allocations. To provide an accurate assessment of the present amount of available floor area the staff has revised the calculations to omit the Year 14 square footage.

1 III AMOUNT OF FLOOR AREA AVAILABLE FOR YEAR 14:

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3 The total amount of commercial floor area that is available for allocation in NROGO
4 Year 14 is 16, 000 square feet.

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6 IV AMOUNT OF FLOOR AREA REQUESTED:

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8 There are seven applicants requesting commercial floor area for the Year 14 September
9 allocation. There are two applicants in the Lower Keys and five applicants in the
10 Upper Keys. The applicant's score is broken down by scoring criteria.

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12	Total Available for Y 14	16,000 SF
13	Carried over from Y 14.1	5,500 SF
14	Available for Y 14.2 Allocation	13,500 SF
15		
16	Lower Keys:	2,737 SF
17	Upper Keys:	<u>7,357 SF</u>
18	Total SF Requested:	10,094 SF
19		
20	Total SF Remaining	3,406 SF
21	Total to be carried over to Y 15	3,406 SF

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23 V EVALUATION AND RANKING:

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25 The evaluation of the allocation applications was performed by the Planning and
26 Environmental Resources Departments according to the provisions of the Non-
27 Residential Rate of Growth Ordinance (NROGO). Positive and negative points were
28 granted in compliance with the evaluation criteria contained in Section 9.5-124.8 (a) and
29 the Land Development Regulations.

30
31 Based on the total points scored, each allocation was ranked. If applications received
32 identical scores, they were ranked by date and time first, and further ranked based on the
33 applicants with the fewest negative points on the same day.

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35 VI RECOMMENDATION:

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37 Based on the proceeding, the Planning Director recommends the following NROGO
38 allocations of Year 14.2 be awarded to the applicants ranked one (1) through seven (7),
39 requesting a total of 10,094 square feet of floor area. The balance of 3,406 square feet of
40 commercial floor area remaining shall be carried over to year 15 of NROGO allocation.